



AGENDA

San Luis Obispo County Subdivision Review Board

Aeron Arlin-Genet
Richard Marshall
Richard Lichtenfels
John Nall
John Euphrat

MEETING DATE: MONDAY, MARCH 7, 2005

MEETING LOCATION AND SCHEDULE

Regular Subdivision Review Board meetings are held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, on the first and third Mondays of each month. The meeting schedule is as follows:

Meeting Begins:			9:00 A.M.
Morning Recess:	10:30	-	10:45 A.M.
Noon Recess:	12:00	-	1:30 P.M.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

ROLL CALL

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

Members of the public wishing to address the Subdivision Review Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

CONSENT AGENDA: (Recommend Approval)

- a. Minutes of February 7, 2005 Subdivision Review Board meeting.
- b. **Parcel Map CO 00-0204 (S000123P)** Request from **SOL CAMPOS JR.** for a **1st time extension** for tentative parcel map CO 00-0204, a subdivision of an existing 88.47 acre parcel into 4 parcels of 23.81, 20.01, 20.84, and 23.81 acres each. The project is located on the north side of Highway 58, approximately 1 mile west of O'Donovan Road, approximately 8 miles east of the community of Santa Margarita, in the El Pomar planning area. APN: 043-321-064 Supervisorial District 5.
- c. **Parcel Map CO 01-0237 (S010320Q)** Request from the **LAND CONSERVANCY OF SAN LUIS OBISPO/JOHN HAYASHI** for Vesting Tentative Parcel Map **CO 01-237** and Development Plan, to subdivide an existing 19.5 acre parcel into three parcels of 9.0, 5.0, and 5.5 each, in the Agriculture Land Use category. The project is located at 4435 South Higuera Street, south of the City of San Luis Obispo; APN: 076-081-018, in the San Luis Obispo Planning Area. County File No. **S010320Q**. Supervisorial District: 3.
- d. **Parcel Map CO 02-0015 (S010296P)** Request from **JOHN & GILL BOUMA** for Parcel Map CO 02-0015, to allow for grading and to subdivide an existing 10.6 acre parcel into two parcels ranging in

size from approximately 5.33 acres each, in the Residential Rural Land Use category. The project is located in the county on the northwest corner of Applegate Way and Viejo Road, approximately 1,000 feet north of the intersection of Applegate Way and Chesapeake Place, approximately 4 miles south of the City of Arroyo Grande; APN: 091-073-005, in the South County Planning Area. County File No. **S010296P/CO 02-0015**. Supervisorial District: 4

- e. **Lot Line Adjustment COAL 02-0341 (S020180L)** Request from the **VAUGHAN SURVEYS, INC./ MARTIN & HOBBS, LLC.** for Lot Line Adjustment **COAL 02-0341** to adjust the lot lines between two (2) existing parcels of 39.58 and 19.83 acres each. The adjusted parcels will be 40.83 and 18.58 acres each, respectively. The project is located at 5280 Adelaida Road, approximately 5.5 miles west of the intersection of Adelaida Road and Lake Nacimiento Road, northwest of the City of Paso Robles. The site location is in the Rural Adelaida area with an Agriculture Land Use category designation. APN: 026-221-030, Lots 1 and 2. County File No. **S020180L**. Supervisorial District: 1.

HEARINGS: (Advertised for 9:00 a.m.)

1. Hearing to consider a request by **Delwyn and Betty Wayner** for a vesting tentative parcel map to subdivide an existing 10 acre parcel into three parcels of 2.5, 2.5 and 5.0 acres each, for the sale and/or development of each parcel. The project includes the use of Transfer of Development Credits. The project is within the Residential Rural land use category and is located on the west side of Westwind Way (at 815 Westwind Way), approximately 1,000 feet north of Dawn Road, approximately three miles northwest of the community of Nipomo, in the South County (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared in compliance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address Air Quality, Biological Resources, and Water. **County File No. SUB2003-00369 / CO 04-0309**. APN: 091-232-003. Supervisorial District: 4. Acceptance Date: September 13, 2004. Stephanie Fuhs, Project Manager. (Recommendation: Approval) (15 min.)
2. Hearing to consider a request by **Michael and Rebecca Heyn** for a Tentative Parcel Map to subdivide an existing 2.49 acre parcel into two parcels of 1.13 and 1.36 acres each for the purpose of sale and/or development. The project includes off-site road improvements. The project is within the Residential Suburban land use category and is located on the north side of Woodland Hills Road (at 875 Eastview Way), approximately 750 feet south of the Mesa View Drive (Highway One)/Woodland Hills Road intersection, approximately 3 miles south of the City of Arroyo Grande, in the South County (Inland) planning area (Palo Mesa Village). Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address Public Services and Utilities, Recreation, and Water. **County File No: SUB2003-00234/CO04-0255**. APN: 075-151-021. Supervisorial District 4. Date Accepted: November 1, 2004. Stephanie Fuhs, Project Manager. (Recommendation: Approval) (10 min.)
3. Hearing to consider a request by **Newdoll Construction / Chris and Dennis Cajas** for a Vesting Tentative Parcel Map to subdivide an existing 4.6 acre parcel into four parcels of approximately one acre each for the purpose of sale and/or development. The project includes off-site road improvements. The proposed project is within the Residential Suburban land use category and is located at 652 Story Street in the community of Nipomo. The site is in the South County (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address Air Quality, Public Services and Utilities and Water. **County File No: SUB2004-00012/CO 04-0342**.

APN: 092-311-001. Supervisorial District: 4. Date Accepted: October 13, 2004. Stephanie Fuhs, Project Manager. (Recommendation: Approval) (10 min.)

4. Hearing to consider a request by **Jose Casas/WRD Engineering** for a Vesting Tentative Parcel Map to subdivide an existing acre 1.14 acre parcel into four parcels ranging in size from 9,616 square feet to 12,387 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Pino Solo Court and West Tefft Street. The division will create one on-site road. The proposed project is within the Residential Single Family land use category and is located at 110 Pino Solo Court in the community of Nipomo, in the South County (Inland) planning area. This project is exempt under CEQA. **County File No: SUB 2003-00137/CO 04-0048**. APN: 092-572-038. Supervisorial District 4. Date Accepted: November 3, 2004. Stephanie Fuhs, Project Manager. (Recommendation: Approval) (10 min.)
5. Hearing to consider a request by **Hank Grattan** for a vesting tentative parcel map to subdivide an existing 101-acre parcel into five parcels of approximately 20 acres each for the purpose of sale and/or development. The division will create two on-site road easements, primarily over existing roads. The proposed project is within the Rural Lands land use category and is located on the east side of Lupine Lane at 1845 Lupine Lane, approximately 750 feet north of Templeton Road, about three and one-half miles east of Templeton, in the El Pomar-Estrella Planning Area. APN: 034-071-005. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures identified for: agricultural resources, biological resources and transportation/circulation. **County File No: SUB 2003-00147**. Supervisorial District #1. Date Accepted: May 20, 2004. Mike Wulkan, Project Manager. (Recommendation: Approval) (15 min.)
6. Hearing to consider a request by **Gisela M. Dawley** for a Lot Line Adjustment/Coastal Development Permit to adjust the lot lines between three parcels of 2,390, 1,869 and 3,080 square feet each. The adjustment will result in two parcels of 3,837 and 3,501 square feet each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family land use category and is located at 428 Lupine Street and at 431 Mitchell Drive, approximately 150 feet northwest and 190 west of Fearn Avenue, respectively, in the community of Los Osos, in the Estero Planning Area. This project is exempt under CEQA. **County File No: SUB2004-00185/COAL 04-0548**. APN's: 074-092-020, and -014. Supervisorial District 2. Date Accepted: January 11, 2005. Mike Wulkan, Project Manager. (Recommendation: Approval) (15 min.)
7. Hearing to consider a request by **Green Canyon LLC** for a Vesting Tentative Parcel Map to subdivide an existing 84.33 acre parcel into: 4 residential parcels ranging from 5.03 to 5.35 acres each and one remainder parcel of 62.34 acres. The remainder parcel is within the Agriculture land use category, the residential parcels are within the Residential Suburban land use category, and include a portion of each parcel to be covered by a proposed open space easement (totalling 11.22 out of 21.99 acres). The project includes a request for the site to be a Transfer of Development Credit (TDC) Receiver Site to allow one additional unit for a total of 4 units. The project is located between the southern terminus of Woodhaven Way and Oso Flaco Road approximately 2 miles southwest of the community of Nipomo. The site is in the South County (Inland) planning area. APN: 091-322-046. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Hazards and Hazardous Materials, Public Services/Utilities, Recreation, and Water. **County File No. S030160P / CO 03-3036**. Date application accepted: May 18, 2004. Supervisorial District #4. Brian Pedrotti, Project Manager (Recommendation: Approval) (15 min.)

8. Hearing to consider a request by **Andy Hinsdale** for a Parcel Map/Development Plan/Coastal Development Permit to convert an existing duplex and a detached single-family residence into a Planned Development by subdividing an existing 7,551 square foot parcel into three parcels of 2,221 square feet, 1,457 square feet, 2,048 square feet, with a common area of 1,825 square feet for the purpose of sale. The project includes off-site road improvements. The project will not result in the disturbance of soil on the subject parcel. Approximately 400 square feet of soil will be disturbed within the county right-of-way for the required curb, gutter, sidewalk, and road improvements. The proposed project is within the Residential Multi-Family land use category and is located at 148 Birch Avenue in the community of Cayucos, in the Estero planning area. This project is exempt under CEQA. **County File No: SUB2004-00151**. APN: 064-031-024. Supervisorial District: 2. Date Accepted: January 12, 2005. Murry Wilson, Project Manager. (Recommendation: Approval) (15 min.)
9. Continued hearing to consider proposal by **DAVID FLAGG** for a Tentative Parcel Map to allow for a subdivision of a 39.50 acre parcel into two 19.75 acre parcels using Transfer Development Credits for the sale and development of each proposed parcel. The project will include the grading of two driveways and two house pads (one house on each proposed lot), in the Agriculture Land Use Category. The property is located in the county on the southwest corner of the intersection of Highway 41 East and Straw Ridge, 0.6 mile west of Creston Road approximately 1.87 miles north west of the community of Creston, APN: 043-051-004, in the El Pomar-Estrella Planning Area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures identified for: Aesthetics, Ag Resources, Air Quality, Biological Resource, Public Service/Utilities and Recreation. **County File Number: SUB2003-00018/CO 04-0004**. Date application accepted: February 13, 2004. Supervisorial District # 1. Susan Callado, Project Manager. (Recommendation: Approval) (60 min.)

ESTIMATED TIME OF ADJOURNMENT: 12:00 Noon

Next Scheduled Meeting: Monday, April 4, 2005 at 9 a.m. in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Lona Franklin, Secretary
Subdivision Review Board

SUBDIVISION REVIEW BOARD MEETING PROCEDURES

Subdivision Review Board meetings are conducted under the authority of the Chair. Each item scheduled for public hearing at a Subdivision Review Board meeting will be announced by the Chair and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Chair will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Subdivision Review Board should understand about their proposal.
3. The Chair will ask other interested persons to come to the podium and present any testimony they wish to give about the proposal being considered.
4. The Chair will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Subdivision Review Board in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Subdivision Review Board meetings are tape recorded.
2. All remarks must be addressed to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Chair may limit the time for testimony to 4 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Subdivision Review Board hearings can involve highly emotional issues, so it is important that all participants conduct themselves with courtesy, dignity and respect.
5. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Subdivision Review Board consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days from the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee of \$578.00. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request.

ON THE INTERNET

This agenda may be found on the Internet at: <http://www.sloplanning.org> under Planning Department web page, Meetings and Agendas Information.